

The Atrium Owners Association

(Registered with the Registrar of Societies, Chennai, Registration # 144/1999)

December 1, 2008

To: All Residents of The Atrium

Sub: Monsoon Mania

The last few days has seen some very heavy rains and residents are no doubt aware of the severe water stagnation all around the city and not just in our neighbourhood. The current weather forecast is that another storm system is moving in. Therefore, we are in store for some more rains.

This circular is to appraise you of some unique conditions faced by the Apartment complex and the steps the MC is taking to cope with the situation.

- 1) A key concern is the lakes of water in the basement. Water enters the basement from the following sources:
 - a) All around the basement - Seepage from the walls adjoining the lawn area and from below the surface of the basement, overflows from the lawn through the ventilation louvres
 - b) Between some specific blocks - Gaps between the building blocks
 - c) B, J, N block ramps - Overflows from the concrete outer periphery
 - d) A, N block ramps - Water overflows from the street
- 2) All the ramps have a gutter which drains the water into a sump from which it can be pumped out. While this arrangement works well on moderately rainy days, the load on the system on stormy days is very high and the system cannot handle the load. In fact, even the gutters are unable to cope with the inflow of water.
- 3) The maintenance staff run the pumps and physically drains the water out to prevent the basement from becoming a lake when it is raining.
- 4) However, this requires to be continued despite the rains having abated, since the water continues to seep through the wall in the basement.
- 5) To prevent any accident occurring as a result of electrical wires coming in contact with water, the mains that are located near the floor of the Mains Rooms are switched off. The elevators also are switched off whenever water enters the lift wells.
- 6) To prevent mosquitoes water is not allowed to stagnate. We have not sprayed the basement with the insecticide since it does not appear to be effective in controlling mosquitoes. Moreover, the oil base and the smell of the insecticide in the basement is likely to compound matters and worsen an already bad situation. Nonetheless, we are exploring bio-alternatives and will report on this soon as we have a solution.

We would like to assure residents that we are making all efforts to mitigate the adverse impact of the monsoons. Any suggestion to improve this is welcome.

With best wishes,

for The Atrium Owners Association

Karthik Kumar
Hon Secretary